

CITY OF CHARLESTON

PLANNING COMMISSION MEETING REPORT

MEETING OF JUNE 18, 2014

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, June 18, 2014** in the Meeting Room, Third Floor at 75 Calhoun Street (Charleston County School District Building). The following items were considered:

REZONINGS

1. **Greenleaf St on the Cooper River (Peninsula Neck) TMS# 4640000016** – approx. 116.0 ac. Request rezoning from Single-Family Residential (SR-1) to Heavy Industrial (HI).

RECOMMENDED APPROVAL OF LIGHT INDUSTRIAL (LI) ON THE NORTHERN HALF OF THE PROPERTY

2. **Camp Rd, Brown & Smith Ln & McIntyre Rd (James Island) TMS# 3370000077, 088, 115 & 171** – 11.70 ac. Request rezoning from Single-Family Residential (SR-2), Diverse Residential (DR-3), and Conservation (C) to Diverse Residential – Elderly Housing (DR-4).

RECOMMENDED APPROVAL

3. **999 Morrison Dr (East Central - Peninsula) TMS# 4611301038** – 1.85 ac. Request rezoning from the 55/30 Old City Height District to the 100/30 – Urban Street Old City Height District.

WITHDRAWN BY CITY STAFF

SUBDIVISIONS

1. **Fort Johnson Rd (Pemberton Farms - James Island) TMS# 4280600022** – 4.74 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).

APPROVED WITH CONDITIONS

2. **Bonanza Rd (Ricefield Ext. at Carolina Bay – West Ashley) TMS# 3070000009** – 93.486 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).

DISAPPROVED

3. **Island Park Dr (Daniel Island – Parcel J) TMS# 2750000112, 111** – 61.3 ac. Request subdivision concept plan approval. Zoned Daniel Island General Office (DI-GO).

APPROVED WITH CONDITIONS

4. **Fairchild St (Daniel Island – Parcel Q5) TMS# 2750000155, 157** – 52.55 ac. Request subdivision concept plan approval. Zoned Daniel Island Town Center (DI-TC).

APPROVED WITH CONDITIONS

5. **Clements Ferry Rd (Oak Bluff – Cainhoy) TMS# 2630002003, 2690000027, 001, 002** – 60.65 ac. Request subdivision concept plan approval. Zoned Rural Residential (RR-1) and Single-Family Residential (SR-1).

APPROVED WITH CONDITIONS

ZONINGS

1. **Colony Dr (Avondale - West Ashley) TMS# 4181500017** – 0.2 ac. Request zoning of Diverse Residential (DR-12). Request Landmark Overlay (LMK) on a portion of the property. Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED SINGLE-FAMILY RESIDENTIAL (SR-1) FOR THE BASE ZONING AND
RECOMMENDED DISAPPROVAL OF LANDMARK OVERLAY (LMK)**

2. **Savage Rd (West Ashley) TMS# 3100300080** – 3.20 ac. Request zoning of Single Family Residential (SR-4). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

3. **744 Swan Ave (Long Branch – West Ashley) TMS# 3100200195** – 0.24 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

4. **Wappoo Dr (Riverland Terr. – James Island) TMS# 3430500124** – 0.268 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

ORDINANCE AMENDMENT

1. Request approval to amend provisions of **Article 2, Part 15, Mixed Use 1 – Workforce Housing District and Mixed Use 2 – Workforce Housing District**, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) pertaining to owner occupied workforce housing units.

DEFERRED BY CITY STAFF

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Lawton Park (James Island) TMS# 4260900136**, 5.012 ac., 18 lots, SR-1. Preliminary subdivision plat pending approval.
2. **The Pointe at Stono Shores (James Island) TMS# 3431400049**, 2.23 ac., 7 lots, SR-1. Preliminary subdivision plat pending approval.
3. **Fleming Road Cluster Development (James Island) TMS# 3400300024**, 015, 017, 14.06 ac., 49 lots, SR-1. Preliminary subdivision plat under review.

ROAD CONSTRUCTION PLANS

1. **Lawton Park (James Island) TMS# 4260900136**, 5.012 ac., 18 lots, SR-1. Road construction plans pending approval.
2. **The Pointe at Stono Shores (James Island) TMS# 3431400049**, 2.23 ac., 7 lots, SR-1. Road construction plans under review.
3. **Fleming Road Cluster Development (James Island) TMS# 3400300024**, 015, 017, 14.06 ac., 49 lots, SR-1. Road construction plans under review.
4. **The Landing at Grand Oaks (West Ashley) TMS# 3010000433**, 19.4 ac., 94 lots, PUD (Bees Landing). Road construction plans under review.